

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, JUNE 16, 2015**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Mike Hurley
Kristin Sweeney
Andrew Van Hazinga

MEMBERS ABSENT: Paul Fontaine, Jr.

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:01 p.m. in the Conference Room, Fitchburg Municipal Offices, 166 Boulder Drive.

Meeting Minutes

Minutes of the May 19th meeting were approved with a couple of corrections.

ANR plans

Gonzales, 339 Broad St.

Richard Gonzales and Atty. Watts present.

A 10,052 sq. ft. Lot 1 will be split off from the 339 Broad St. parcel (Ruel Electric, etc.). Lot 1 has a separate building. The couple planning on purchasing the building was also present. It will be a woodworking shop. The Board endorsed the plan.

Minor Site Plan Review

None.

PUBLIC HEARINGS

Special Permit - Bicoules, 30 Mechanic St., driveway close to property line

Voula and Ellen Bicoules and Atty. G. Watts present.

Atty. Watts: The dwelling was built in 1830. It has been in the same family since the 1930s. Years ago, there was parking on both sides of Mechanic St. then one side, then no parking.

In order to improve the marketability of property, applicant proposes to have a driveway for one parking space. Mechanic is a city-maintained street so need to get driveway permit from DPW.

Snapshots of the site and view up and down Mechanic St. passed around.

A large tree in the side yard will remain, they don't want to endanger the foundation by removing it.

Discussion about how vehicle pulling into and backing out of proposed driveway would work.

The traffic signal at Mechanic & Main may create a gap to allow a car to pull out.

Most other dwellings on Mechanic St. have a driveway.

Driveway would need to slope down to street, there should be a berm to prevent runoff on either of the adjacent properties.

Timeline? If approved, they plan to install in mid-late July.

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Hurley) & seconded (Mr. DiPasquale) to Approve Special Permit provided:

- Driveway to be paved.
- Driveway to be graded so as to not shed stormwater on neighbor's property.

Vote: 6-0 in favor.

OTHER BUSINESS

Special Permit extension - "Bridle Cross Estates" condominium project, east side Rollstone Road
Bill Hannigan, Hannigan Engineering present on behalf of TD Bank and Peter Bovenzi, who own several parcels in the undeveloped portion of the Bridle Cross development. Bill had submitted a letter to the Board asking to clarify what extensions of time to start the project where necessary, and if so, to grant more time. TD Bank wants to Market as a buildable project.

282 units were permitted, 190 units were built.

Discussion on several issues:

- Whether an extension is needed, or, since Phase II of the project included units on the easterly (unbuilt) side of Rollstone Rd.
- Has "substantial use" of that phase already occurred.
- Whether east side of Rollstone Rd. could be its own condo association, or whether it had to be part of the larger Association.
- What parcels designated as open space would go with which portion of the development.
- Whether a Modification or an Extension of time to complete project should be requested, and is another hearing and notice required?

Bill will check w/ TD Bank's attorney and let the Board know whether want to be on next month's agenda or a later time.

Goodfellow Drive - update

Jim Pappas has sent a copy of his contract with PJ Albert for paving, but it was not signed. Atty. Watts stated that Mr. Pappas had told him Albert had hoped to do the Paving the 2nd or 3rd week of July.

Mike Donnelly, Mt. Elam Rd. noted that the open space in the subdivision should be in a natural (not altered) state before conveying to city of ConCom. There is blast rock there now. He has mentioned this to Pappas.

Ethier St. Extension subdivision – update

Atty. Watts stated that Brian Carlson will be finishing the work in the subdivision this year.

Issue of the condition of subdivision approval requiring a per lot fee in lieu of building one sidewalk. He & Carlson understood that the improvements to the old section of Ethier St. and intersection of Townsend St. were done in place of the S/W fee. Mike will check into that in the Board's meeting minutes.

South Street Crossing subdivision update - update

Atty. Watts says he has spoken to Dave Aho and that he is aware the subdivision road need to be finished. He said he is awaiting bids on paving.

Ms. Caron stated that before the July meeting she would like to see a schedule for finishing the items to be completed.

Also, Mr. & Mrs. Ragone, 36 Montesion Dr. were present to discuss a proposed stockade fence on their property line between 36 Montesion Drive and the adjacent parcel at 27 Bristol Street. The subdivision approval stated that there was to be a 10-foot deep buffer strip on that parcel. They have had trouble with the neighbor who claims that it's his property. The Ragones had a survey done to show that the ten-foot strip is their property.

Motion made (Mr. Van Hazinga) & seconded (Mr. Hurley) to determine that the proposed fence is consistent with the intent of the buffer zone and that the Board has no objection to the construction of such a fence. Vote 6-0 in favor.

Discussion on Solar Power zoning amendment?

Deferred until later.

Discussion - Amend Sec. 181.3561 (Special Permit for Nonconforming Structures Abandoned or Not Used for More than Two Years)

After discussion it was agreed that the Board initiate a Zoning Ordinance amendment to make the process easier to rehab a single or two-family dwelling, and thus avoid having to get a special permit from the City Council. Ms. Caron will finalize wording.

Etonian Park

Mike O'Hara explained that Mr. Castelli, a property owner on High Rock Road had contacted him inquiring whether Etonian Park (a/k/a "Sunset Ave.") off of High Rock Road would qualify as "frontage" if he proposed to split off lots with frontage only on Etonian. The Board reviewed a couple previous ANR plans showing lot spits on Etonian that had been endorsed in past years. Some photos of the current condition of Etonian were reviewed. The Board determined that the road could be considered as "frontage" if a plan were submitted.

MRPC - Land Use & Zoning study in "Wachusett Station" area, West Fitchburg (cont'd)

John Hume & Chantelle Fleck in to continue discussion on wording of draft overlay district. Some resolution uses permitted by right and which by special permit, Also discussion about possible design standards in the district.

Meeting adjourned: 9:15 p.m.

Next meeting: 7/21/15

Minutes approved: 7/21/15